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Mr C Owen-Powell
Owen-Powell Architects
17 Reigate Road
Brighton
East Sussex
BN1 5AJ

Your Ref: R/89/13/DOC
Please ask for:
Mrs A Gardner
24 May 2013

Dear Ms Owen-Powell

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by coonditions 3, 4 & 6 of R/44/12 - materials, parking & landscaping
19 & 21 Manor Road & 121 Worthing Road Rustington,,

Notification regarding the above application:

Condition Number 6

'No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged since the planting schedule and plan no. 1118/40/B do not relate specifically to the planting proposed in each individual border identified and the 3 cherry trees refered to in the plant specification are not clearly identified on the plan.

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Manor Road Building, Fairlight Care Home, Rustington - Soft Landscaping Specification

	Plant	Container size	Number
	TREES		
1	Cherry trees – prunus avium, prunus sargentii and prunus kanzan	11L	3
	SHRUBS/ground cover @ 1200ccs GROUP A		
1.	Euonymus fortune (ground cover)	2L	180
2.	Mahonia aquifolium	7.5L	30
3	Vibernum davidii (ground cover)	3L	120
4	Cotoneaster (low evergreen)	3L	80
5	Pittospoum tobira (low compact evergreen)	7L	90
	CLIMBERS @2m centres on fencing, with trellis on wall locations GROUP B (evergreen and leaf colour)		
1	Vitis cognitae	7.5L	11
2	Hydrangea petiolaris (bin store wall)	11L	11
3	Parthenocissus quniquefolia (gable wall facing exg building)	7.5L	11
4	Gold and large leafed ivies (hedera)	7.5L	11
5	Evergreen honeysuckle (lonicera)	3L	11
	CLIMBERS @ 2m centres on fencing with trellis GROUP C (flowers and colour)		
1	Clematis Montana (white)	3L	11
2	Rambling rose (rosa)	3L	11
3	Ceonothus 'concha' (blue)	3L	11
4	Trachelospernum jasminoides	3L	11

ARUN DISTRICT COUNCIL R/89/13/DOC

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PLANTING SCHEDULE

SHRUBS /Ground Cover @ 1200ccs:
GROUP A
euonymus fortunei (ground cover)
mahonia aquilfolium
viburnum davidii (groundcover)
coloneaster (low evergreen)
pittosporum tobira (low compact evergreen)

CLIMBERS @ 2m centres
on fencing, with trellis on wall locations
GROUP B
(evergreen and leaf colour):
vitis cognitae
hydrangea petiolaris (garage wall)
parthenocissis quninquefolia(virginia creeper to garage wall)
gold and large leafed ivies (hedera)
evergreen honeysuckle(lonicera)

CLIMBERS @ 2m centres
on fencing, with trellis on wall locations
GROUP C:
(flowers and colour)
cematis montana (white)
rambling rose (rosa)
ceonothus 'Concha' (blue)
trachelospermum jasmincides

NB: 300dia pot sizes to shrubs and climbers

MANOR ROAD BUILDING, FAIRLIGHT CARE HOME
Rustington

PARKING FORECOURT AND LANDSCAPING PLAN

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